

[illegible]

CONCEPT PLAN

The concept plan illustrates a commercial development site bounded by Thompson Street to the west, W. 28th Street to the south, and Graham Drive to the east. The site includes a proposed building complex consisting of a Washateria/Retail unit (6,525 SF) and a Convenience Store (6,525 SF), along with multiple parking spaces, fuel tanks, gas pump canopy, and exterior lighting. Setback lines are clearly marked for all sides of the property. Easement lines and storm culvert pipes are also indicated. The plan references adjacent properties such as Lot 2, N/F Pastor Gomez and Rosala Gomez, N/F Yolanda Walton Tennell Nowlin, and AAA & Family LLC.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT LINE
- BUILDING SETBACK LINE
- ST ST - STORM CULVERT PIPE
- FUEL PUMP
- EXTERIOR LIGHT

NOTES:

- CURRENT ZONING: RD-5
- PROPOSED ZONING: PD, PLANNED DEVELOPMENT
- THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0195E, REVISED DATE: 05-16-2012
- BUILDING SETBACK LINES ARE AS SHOWN.
- PARKING FOR THIS SITE SHALL BE AT A RATIO OF 1:350 SF FOR THE CONVENIENCE STORE AND 1:300 FOR THE ENTIRE SITE. EACH VEHICLE FUELING LOCATION AT EACH FUEL PUMP SHALL COUNT AS A PARKING SPACE
- LANDSCAPING SHALL BE IN ACCORDANCE WITH THE LAND AND SITE DEVELOPMENT ORDINANCE WITH THE LANDSCAPING REQUIREMENT REDUCED FROM 15% OF THE DEVELOPED AREA TO 7.5% OF THE DEVELOPED AREA.
- THE OUTDOOR LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL USE LOCATED NEARBY. THE OUTDOOR LIGHTING SHALL NOT EXCEED 0.50 FOOTCANDLE AT THE PROPERTY LINE WHERE THE SUBJECT PROPERTY ABUTS A RESIDENTIAL ZONING DISTRICT OR A LOT CONTAINING A RESIDENTIAL USE. OUTDOOR LIGHTING SHALL NOT EXCEED A MAXIMUM HEIGHT OF 20 FEET.
- SCREENING - A 6' HIGH SOLID FENCE IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD-5. THE FENCE MAY BE CONSTRUCTED OF WOOD.
- THE BUFFER SETBACK SHALL BE 10' IN WIDTH AS SHOWN ON THIS PLAN. BUFFER AREA LANDSCAPING SHALL BE DETERMINED BY THE AREA OF THE BUFFER.
- THE 6' HIGH WOODEN SCREEN FENCE AND THE BUFFER LANDSCAPE PLANTINGS CAN BE PHASSED AS DEVELOPMENT OCCURS ADJACENT TO THE EXISTING RESIDENTIAL USES.
- THE PROPOSED BUILDING AND PARKING MAY BE CONSTRUCTED IN PHASES
- SCREENING - A 6' HIGH SOLID FENCE IS REQUIRED ALONG THE PROPERTY LINE OF THE ADJACENT PROPERTY ZONED RD-5. THE FENCE MAY BE CONSTRUCTED OF WOOD.

TOMMY'S
0.844 AC
1520 W. 28TH STREET
BRYAN, TEXAS 77801
STEPHEN F. AUSTIN
BRYAN, BRAZOS COUNTY, TEXAS

LINE TABLE			Curve Table						
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
L1	14.12'	N23° 40' 34"E	C1	135.87'	295.81'	026°19'00"	69.15'	134.68'	N34°27'37"W
L2	49.82'	S45° 40' 23"E	C2	17.88'	697.74'	001°28'08"	8.94'	17.88'	N69°47'41"E
L3	56.16'	S89° 30' 26"W							

ENGINEER:
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SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	13-281	NOVEMBER 2014

EXHIBIT
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